

# **Next Town Assembly**

**Village of Arden**  
**Monday, September 23, 1996**  
**7:30 p.m.**  
**Arden Gild Hall**

## **AGENDA**

- Guests: Georgiana Diest, Director of Kamin; Officer Linda Barr, County Police Liason Officer
- Trustee's report on "cease and desist" order against developer of Buckingham Greene (off Veale Rd.)
- Nominations for assessors and Assessors report
- Buzz Ware Village Center and Community Planning explanations of their committee's matching fund requests
- Presentation of town budget
- Motion: Civic—Annual review of Ordinance #4 Section 2 (Old #12) - Greens and commons curfew
- Report on 5-year county plan
- Standing committee reports

**All are welcome.**

Please note: Those attending town meeting are eligible to vote after six consecutive months as an Arden resident prior to the meeting and are 18 years old or older.

## June 24, 1996 Town Assembly for the Village of Arden Gild Hall • Arden, Delaware

### Present:

Janine Stearns  
Rae F. Gerstine  
June Taylor  
Muth L. Bean  
Rich Bloom  
Hugh Roberts  
Jean K. Brachman  
Maryellen Jobson  
Bernie Brachman  
Bill Press  
Dick Cecil (NV-County Council)  
Lynda Kolski  
Mark Taylor  
Sadie Somerville  
Jan Westerhouse  
Tom Wheeler  
Tim Colgan  
Shaul Gladstone

Judy Butler  
Mike Curtis  
Leon Tanzer  
Steven Threefoot  
Lew Aumack  
Peggy Aumack  
John Demsey  
Debbie Theis  
Chris Demsey  
Beverly S. Barnett  
Stephen Harcourt  
Drumlim Brooke (NV)  
Brooke Bovard  
Ken Lipstein  
E. S. Shaw  
Joe Lester  
Lou Bean  
June Kleban

Elizabeth Varley  
Jim Parks (NV)  
Helen Ohlson  
Alton Dahl  
Lisa Mullinax  
Ed Kelly  
Don Holcomb  
John Berl Jr.  
Danae Berl  
Sharon Kleban  
Mary L. Marconi  
Larry C. Walker  
Ruth Panella  
Marianne Cinaglia  
Allan Kleban  
Linda Eaton  
Connee Wright McKinney

1. **Meeting call to order:** Chairperson Bill Press called the meeting to order.

2. **Agenda Clarification: Guest:** Kate Bartolo, Town Watch coordinator, thanked the town for supporting the program and she said that she hoped to recruit some new members and asked us to talk to our neighbors and encourage them to join. There have been very few incidents in Arden—exception being the possible rabid raccoon. She would like to have a early (6 a.m.) patrol.

**Discussion:** Raccoon bit several dogs and, by the behavior exhibited, it was probably a rabid raccoon. A resident recounted a recent unprovoked attack by a raccoon on their dog, Pretzel. Now have three Town Watch patrols a week. Town Assembly applauded her for her good work.

**Guest:** Richard C. Cecil, New Castle County Councilman 2nd District, told the town assembly that he would like to continue to serve. He is concerned about over development and the traffic jams. Supports the new Northern Regional Library. Woods Haven Kruse facility must have asbestos removed by the state. Cougar has been spotted near Christiana Mall.

**Discussion and responses:** Doesn't the state of Delaware want to give the Woods Haven Kruse to the county? Rep. Cecil responded that the state must clean up asbestos before the county will buy. Developers want it for office complex or town houses. He believes that money is in the state budget to clean up. Rep. Myna Bair or Wayne Smith should have that information. What is the status of the Town Centre (old Brandywine Racetrack-Naamans Road)? Rezoning for mall has passed: Cecil voted against it. Stores will probably not be upscale, developers must live up to the deed restrictions. Can we get a statement from the developers about their intentions at the site? Yes, Cecil will try and give it to Town Assembly Chairperson. Could the county voluntarily raise the minimum wage? Yes, but county contracts are negotiated through the unions. Cecil will check into and get back to us.

**3. Communications:** Secretary read the following letter by a Arden resident.

June 22, 1996  
BWVC Committee, BWVC  
Arden, Delaware 19810

Dear Committee,

I would like to paint a picture for you, a picture of a dream I've had. Imagine that the BWVC were even more useful than it is now, and much more beautiful. Imagine that it was redesigned to match the look and feel of Olde Arden, Will Price's architectural theme, Frank Stephen's community and Arts and Crafts sensibilities. I see the outside of the BWVC as a large Tutor style (stucco and timbers) pavilion with Frank Lloyd Wright's attention to environmental fit. For example, the taller height would have to be balanced by a squatter appearance in the field, possibly achieved by a long, less steep roof and overhanging eaves.

I see a Community Center, two stories high, with archival storage space in the attic. I see a small theater for more intimate indoor concerts, reading, lectures etc. . . . I see office space for the Village of Arden, and possibly some rental space for Ardentown and Ardencroft government. Maybe room for town meetings that would not charge the Village of Arden rent, as the Arden Club does. I see galleries for changing exhibits, studio space for rent to residents. Better classrooms, daycare facilities, and maybe a permanent grill/kitchen enclosure for events and for food service on Arden Fair Day. I see an Archives museum with permanent collections. I see ecological, environmental efficiency and the end to the flattop roof! (Maybe that will become the rebuilding slogan, "The End of the Flattop Roof!" or maybe just "End the Flattop Roof!", if we have to get demonstrative.)

Instead of a simple fix-up, as had been planned, let's try something more venture-some. I know that Kenny Lipstein is looking for grants to help with financing a renovation. If such funding can be secured, I say let's go the whole 9 yards now, rather than a fix here and a fix there.

I'd like to propose that this be seriously looked into instead of other renovation plans. More money can probably be secured in the name of building a Community, Arts, History, and Government Center rather than eating up Village money bit by bit for repairs of an unsightly, poorly designed structure.

Sincerely,

Allan Kleban, 2110 Orleans Road, Arden, Delaware 19810

cc: C. McKinney, R. Bean, M. Taylor, A. Hamburger

**Discussion:** Advisory Committee has been presented with some renovation projects with budgets from the BWVC Committee.

**4. Approval of March Town Minutes:** Vote was in favor to approve.



**5. Trustees Report:** See following "Expenditures" and "Receipts":

1. The "General Fund Balance: or Reserve as it is frequently called increased from \$78,107 on 3/24/95 to \$94,271 on 3/24/96.

2. Current assets as of 5/31/96 consist of:

Interest bearing banks balance .....	\$64,500.
Arden Building & Loan Shares .....	40,000.
PNC Bank C.D. s .....	250,000.
Total .....	\$354,500.

Full details are shown on the attached financial report.

**Receipts**

VILLAGE OF ARDEN  
RECEIPTS & BANK BALANCES - 3/25/96 TO 5/31/96  
PRESENTED TO TOWN MEETING ON 6/24/96

BALANCE IN BANK MARCH 25, 1996	\$ 207,658.73
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**RECEIPTS:**

GRANTS	0.00
INTEREST & DIVIDENDS	2,540.10
LAND RENT:	
FISCAL YEARS, PAST	445.65
FISCAL YEARS, PRESENT	78,525.60
FISCAL YEARS, FUTURE	0.00
LATE PAYMENT INTEREST	
MEADOW LANE RENT	0.00
MEMORIAL GARDEN DONATIONS	530.00
MISCELLANEOUS	0.00
RIGHTS OF WAY	
CABLE TV	0.00
ROADS	0.00
SUBTOTAL	82,041.35
INVESTMENTS, REDEEMED	+ 50,000.00
INVESTMENTS, NEW	- 250,000.00
TOTAL RECEIPTS	-(117,958.65)

RECEIPTS & STARTING BANK BALANCE	89,700.08
EXPENDITURES AGAINST BUDGET	- 25,199.61
BALANCE IN BANK AS OF 5/31/96	64,500.47

**INVESTMENT POSITION:**

ARDEN BUILDING & LOAN	40,000.00
BANK INSTRUMENTS	250,000.00
OTHER	0.00
TOTAL	290,000.00

SIGNED: TRUSTEE Shaul H. Hershman; ADMIN. ASS'T. Rae F. Kerstin

**Expenditures**

VILLAGE OF ARDEN  
EXPENDITURES AGAINST BUDGET - 3/25/96 TO 5/31/96  
PRESENTED TO TOWN MEETING ON 6/24/96

BUDGET ITEM	BUDGETED AMOUNT	EXPENDITURES F.Y TO DATE	EXPENDITURES SINCE LAST REPO
<b>COMMITTEES:</b>			
ARCHIVES	3,280	1,412.55	1,412.55
BUZZ WARE VILLAGE CENTER	2,125	44.15	44.15
<b>CIVIC:</b>			
COMMONS & FORESTS	13,000	2,587.33	2,587.33
GRANTS	6,000(b)	0.00	0.00
ROADS	14,000	1,939.00	1,939.00
SPECIAL CLEAN-UP	2,000	0.00	0.00
TRASH COLLECTION	32,000	5,157.80	5,157.80
COMMUNITY PLANNING	200	0.00	0.00
LEGISLATIVE REFERENCE	700	0.00	0.00
PLAYGROUND	1,300	217.66	217.66
REGISTRATION	3,000	203.36	203.36
<b>SAFETY:</b>			
GENERAL	900	64.20	64.20
TOWN WATCH COORDINATOR	2,172	362.00	362.00
TRAFFIC LIGHT	600	0.00	0.00
WELCOME HITHER	250	0.00	0.00
<b>SALARIES</b>			
ASSEMBLY SECRETARY	4,548	758.00	758.00
ASSEMBLY TREASURER	1,896	316.00	316.00
<b>OTHER LINE ITEMS:</b>			
CONTINGENCIES	2,000	0.00	0.00
<b>DONATION:</b>			
ACRA	700	700.00	700.00
ARDEN LIBRARY	400	400.00	400.00
ARDEN PAGE	450	450.00	450.00
FIRE COMPANIES	850	850.00	850.00
GILD HALL RENTAL	650	650.00	650.00
<b>TAXES:</b>			
NEW CASTLE COUNTY PROP.	54,300	289.79	289.79
SCHOOL	148,500	787.00	787.00
TELEPHONE	360	31.89	31.89
<b>ADMINISTRATIVE:</b>			
AUDITING	3,000	0.00	0.00
INSURANCE	6,300	0.00	0.00
LEGAL	1,000	5,000.00	5,000.00
OFFICE RENT	2,100	366.00	366.00
MISCELLANEOUS	1,500	799.10(a)	799.10(a)
PAYROLL TAXES	1,600	551.32	551.32
SALARY, ADMIN. ASST.	6,480	1,080.00	1,080.00
SALARY, SECRETARY	2,256	376.00	376.00
LESS ACCRUED TAXES	—	(193.54)	(193.54)
TOTAL	\$320,417	25,199.61	25,199.61

(NOTE: PERIOD COVERED IS FROM FIRST DAY OF FISCAL YEAR TO LAST DAY OF THE MONTH PRECEDING THE APPLICABLE TOWN MEETING.)

SIGNED: TRUSTEE Shaul Glatsky; ADMIN. ASS'T. Ree F. Kristina

(a) Includes \$612.72 for Memorial Gardens.

(b) To be spent or returned under state contract.

*Trustees Report continued*

3. The apartment building at 1812 Miller's Road has been the subject of escalating disturbances, causing considerable concern to the neighbors. We have filed a formal complaint with the County Complaints Office, and written a letter to the leaseholder demanding corrective action. Further steps will be taken if required.

4. The Trust has retained an attorney, Roger Akin, and entered suit to obtain a restraining order against the developer of Buckingham Greene. This 55 lot community, access to which is off Veale Road, abuts Sherwood Forest. Improper handling of storm drainage is causing considerable, and possible irremediable, damage to our forest. Chancery Court has directed that we attempt to obtain a settlement without litigation and we hope that this is possible. The next joint site inspection is scheduled for July 2. If no substantial progress has been made by then, we expect to return to court to obtain a temporary injunction. The \$5000 legal retainer in the financial statement is intimately connected with this matter.

5. Because of problems at Cigna and their local agent, our insurance policy, which expires on 6/30, will not be renewed. We have engaged J.A. Montgomery Insurance Agency to negotiate new coverage for us, probably with The Selected Insurance Company of New Jersey.

Respectfully submitted by

Trustees of Arden, Shaul Gladstone, Senior Trustee

**Discussion and responses:** Why is Cigna dropping Arden and what are the consequences? Cigna merging and downsizing and will probably stop writing municipal insurance in Delaware. The effect will be that the new coverage will probably be the same, the costs are unknown. What are complaints and where are they coming from? There have been a series of complaints from neighbors for loud, unruly activity day and night. The complaints are against the absentee landlord. We welcome the question and comments from one of the tenants in the building. The building is in deplorable condition. The carrying on is not acceptable. Trustees have filed a complaint against the appearance of the property to the County. Lease says should "not cause annoyance." Tenant and trustees will report back at September Town Meeting.

Report approved.

6. **Buzz Ware Village Center Committee:** Today ACRA began its season at the BWVC. We hope it will work out as well as it did last year with co-operation between the staff of ACRA and Hand-in-Hand Child Care.

We have concluded a good year with the WMCA and have signed a two-year contract with them for a before-school morning session in addition to the after-school program of the last two years. They expect higher attendance due to the closing of one of their other sites. Thanks to Hugh Roberts, they have a great office desk, and they have left that and some tables for use by ACRA.

Hand-in-Hand has also had a successful spring, and are recruiting for the fall. They have asked for permission to set up a storage shed for their bikes and outdoor toys which will be against the building. They also asked permission to have the front of the building landscaped professionally, at their cost. We checked with the Community Planning and Civic Committees and all of us agreed that this would only enhance the appearance of the building. They have contracted to have bi-yearly maintenance work done. They also requested that the front of the building be painted. The last two severe winters have taken their toll on the 1986 paint job. Larry Walker has completed this job and it looks good. The roof over the janitor's closet was replaced in April, costing \$1,268.00. The



soffit and gutter work have also been completed and now we only have the ceiling to repair. In the meantime, we have discovered a new leak in room 3.

The building has been used heavily in the past three months. There were 31 committee meetings, a fair number of these were the excellent lecture/workshops sponsored by Community Planning.

There were two political forums, one on Cuba and one between county council candidates. A Celtic harp concert was presented, we celebrated the change of staff of the Arden Page, the ACRA house tour/beginning of fund raising campaign, and, of course, our "Over 80's" celebrated our lively seniors. Thanks to June Kleban and Debby Styles and many others who did such a great job in organizing this event. The Shakespeare Gild and the Georgists each used the facility once. Easter Baskets were made and delivered thanks to Cecilia Vore and her great crew.

We had a second meeting addressing the issue of seniors' needs in the Ardens. This resulted in the questionnaire which was sent out with the Arden Page. So far we have received very few responses and wonder whether this is truly because there is no interest. Please do respond if you still have your copy. Thanks.

Our film series and play reading were popular but are not resuming until the fall. During the summer ACRA has planned adult programs, of course, don't forget to attend the ACRA open house on Tuesday, July 23 from 7:00-8:30 p.m.

A most welcome contribution was a check of \$500. from Ardentown, for which I believe, we have to thank Shari Phalan who has been an active, non-voting member of the committee.

Two meetings were held addressing the problems at the basketball court, and the discomfort it was causing the nearby residents. Tim Colgan chaired these meetings in exemplary manner and everyone, including the teens, had their say. The second meeting resulted in the following recommendations.

- Lights not be turned on after dark
- Two signs be installed on Basketball Court. See Motion in report.

We had two meetings of a subcommittee representing a variety of groups to come up with a long range plan for our building. As I reported last Town Assembly, we have a list of desired improvements to the building that come to about \$100,000. We hope to take advantage of the one time option to apply for a Community Development Fund Grant from the state. Two cycles of this fund have been distributed and one more will occur, either in the fall or the spring to 1997. We have to come up with a 60% match. Some of this can be in-kind service and labor (in our case that might not amount to a great deal), for example, the value of land taken for a screened-in porch for room 3. We are exploring the possibility that ACRA, which has a 501 3C designation (thus qualifying them for grants from a number of foundations), could apply for those building changes which would enhance their program. We now come to the town to find out what you are willing to commit and ask whether we could get \$20,000 to \$25,000 of the \$60,000 need for the 60% match. Obviously to proceed, even with a commitment from the town, we would have to get professional estimates and go into greater detail for the grant does require that everything be spelled out clearly. What we need is a voice expression, so that the amount can be put up for referendum in September with some chance of it being passed, and to see what kind of support we have for this big job.

**Motion:** That two signs be installed on Basketball Court that read:

**Private Property**

Basketball court restricted to residents of the Ardens and their guests.

Court open 9:00 AM – 8:00 PM

No alcohol, drugs, littering or obscene language

**Discussion on motion:** Take down the "You are welcome hither" sign. Are we in legal trouble if people are on the green and not on the court? A wide variety of people at the first meeting. The teens felt dominated by outsiders using the court. We have already witnessed vandalism. People older than teenagers use the court — not children. Broken glass has been a problem. Broad support for some restriction at both meetings. Actually the activity level has dropped off. In the 1970s a curfew was set on the greens and that worked well. Residents were encouraged to report what they see. Is the Arden School court public parkland? Shouldn't we be careful about restricting? When Arden was incorporated, the land was dedicated to public that the trust owns. School was owned by state and state gave up the school, the school was given to Arden. The land belongs to the Village of Arden, not the trust. The court is part of building, not open land and it is reasonable to think of it as an extension of the building. Read Ordinance #4, Sec. 6 and 8. Motion approved.

**Discussion on renovations and response:** Part of money for renovations would come from Community Redevelopment Fund. Town should be willing to pay for, not get money from state and programs for the poor. If we had full rental value, we would have enough money to do renovation. Last renovation was in 1980 for heating system. \$20,000 represents 6% of our total budget. Committee is going to other Ardens as well. \$100,000 is nothing. Is that enough? We should fix to a higher standard and make a historic building for the future. Start over fresh and plan for 100 years from now. We are undermaintaining the building. Most towns are proud of their public buildings. We assessed from the three Ardens before, maybe we could do it again. Has anyone contacted the Fels Foundation? Currently, trying.

**Voice support:** Is there support in the town for a budget of \$20,000 to \$25,000 as Arden's share of matching fund?

Ayes in the majority.

Respectfully submitted, Ruth Bean, chairperson.

Report approved.

7. **Archives:** The Arden Archives Committee works to preserve the history of Arden and to promote awareness of that history. Since Arden is a living community, the committee is not only documenting Arden's founding and early years, but is also recording current life in Arden and preparing to record its futures as it unfolds.

Projects this quarter included a meeting with Rich McKinstry, archivist with Winterthur Museum, who has agreed to help with a general assessment of the collection. Once completed this should help future grant proposals. Thanks to Linda Eaton for her help in arranging this meeting.

On going projects include copying photographs and newspaper articles that have been lent to us for this purpose. Particularly exciting was the discovery recently of a 1908 diary by Don Stephens which may be the closest we come to understanding what daily life during the early years of Arden was like, this has been xeroxed and will be available at some point for people to read. A diary from 1910 was discovered at the same time. This one unfortunately is in Esperanto if anyone in town speaks Esperanto please let us know.



Recent acquisitions to the Archives include an early hand painted Arden Fair poster, which is currently at Winterthur having conservation work done, and an important collection of Brooks studio negatives, probably from the teens or early 20s. These include many architectural shots. Thanks to Mike Curtis for the permanent loan of the negatives and other ephemera. Special think also to Peg Aumack for the donation of the poster, for allowing us to photocopy the diary, and most particularly, for her enthusiasm.

Arden Archives is actively pursuing documentation of Arden's early years. If you have early photos or newspaper clippings that you can lend in order that we can get them reproduced, please contact a member of the committee. Donations of items are welcome as well and are tax deductible.

Respectfully submitted by Mark Taylor, chairperson

Report approved.

8. **Advisory:** Newly-elected and currently active town committee members and town officers met for supper in the Lower Gild Hall on June 3, 1996. This annual event recognizes and welcomes the many Arden residents who serve in a volunteer capacity to conduct the business of the Village.

The supper was followed by a lengthy Advisory Committee meeting where the agenda for the June 24 Town Assembly was discussed. Among the issues presented:

1. A lawsuit against Simeone & Kershaw, contractors of Buckingham Greene, for failure to provide water run-off restraints, which adversely affects Sherwood Forest.
2. Continued need for additional volunteers for Community Watch.
3. Several Community Planning concerns relating to conservation efforts and traffic calming options for Harvey Rd.
4. Grant approval allowing AmeriCorp workers to assist in the removal of invasive species of plants in our forest.
5. An update on BWVC rental contracts.
6. Renovation proposals for the BWVC.
7. Outcome of the ad hoc meetings relating to safety at the basketball court.
8. Welcome Hither volunteers are keeping up with the influx of new residents.
9. Beth Stevenson has resigned from the Playground Committee. Alternate Evelyn Knotts has agreed to be nominated to fill in for the remainder of Beth's term, which ends next March.

Respectfully submitted, Judy Butler, chairperson

Report approved.

9. **Assessors:** Assessor Alton Dahl submitted the majority report (see "Board of Assessors, Village of Arden" pages 11-20). The Board of Assessors met in open meetings according to the published schedule for the last several months, including three public hearing to give everyone a chance to voice concerns and opinions.

The Board adopted a report on "full rental value" for the fiscal year 1996/7 consisting of the following principle points (details in the full report distributed at the Town Meeting):

- The "full rental value" is based on the community standard of living approach identical to that used for quite a few years.
- The "multiple dwelling rate: (rate "B") and the "lot size adjustment rate" (rate "C") are expressed as a percentage of the "general location rate" (rate "A") to avoid unintended drift in these secondary rates.

- As was traditional in the past, the "specific location" factors are applied to the full base rental value rather than only to the land valued at the "C" rate as last year.

- The rates assessed are:

"A" ..... \$127 per 1000 sq. ft.

"B" ..... 80% of rate "A"

"C" ..... 40% of rate "A"

A minority proposal for calculating the "full rental value" was discussed at length and is attached to the board's report.

The Board's report was adopted by a vote of five yeas, one nay and one abstention.

At the public hearings residents suggested:

- That the factors applied were not great enough to reflect the true differences of specific locations.
- That water problems on specific lots should receive special attention.

Submitted by

Alton Dahl, Assessor

Mike Curtis submitted the following minority report.

#### **Assessors Minority Report**

This year marks the hundredth anniversary of the Delaware Single Tax Campaign.

And because it failed, Frank Stephens and Joe Fels believed that a demonstration in the Village of Arden would be a better investment of time and money than education or political action in bringing the Single Tax to reality.

However after 96 years of existence, we can't say that Arden has demonstrated:

- Higher wages?
- Higher interest?
- Lower land rents?
- The elimination of the selling price of land?
- Nor have we created jobs and housing for the least demanded workers?

You can say that a land speculator who never improved his leasehold would have been far better putting his money in the bank.

But virtually all of the many remarkable benefits have accumulated to the leaseholders.

In 96 years, not even one other community has adopted a policy of land rent for revenue as a result of the Arden demonstration.

The Single Tax Movement has made more progress in the United States since 1979 than it made in the previous hundred years since the publication of Progress and Poverty. There are now sixteen cities in Pennsylvania that are collection land rent for revenue.

In 1982, the second most depressed city in the United States increased its land tax. By 1995, this city of 50,000 people had become one of America's best. It rehabilitated 85% of more than 4,200 vacant structures and created 4,700 new jobs, while the crime rate dropped by 22 1/2 %.

I believe with these statistics a snow ball is about to gather momentum. This year Pennsylvania's third largest city adopted by a referendum of the voters a land value tax. And we almost got a bill passed that would allow nearly 1000 boroughs (like towns like West Chester, PA) to tax the rental value of land. But, there are a few farms that extend within the borough limits.



*Assessors Minority Report continued*

When you look at the way they assess and tax the value of land in Pennsylvania and around the world, you realize they take the speculative selling price and tax a very small percentage of it. In effect, they collect some part of the rental value, whether the land is used or not. This discourages speculation and encourages jobs and housing. And in the initial stages and in most places it works pretty good.

However, the selling price of land is set by the bid of the guy with the deepest pockets and the greatest fantasy about the future development of the community. In other words, future profits. By contrast, the rental value of land, which we're trying to collect is equal to the present advantage — or present profitability.

Try to buy some farm land on the edge of town. Its selling price is equal to its future profitability — what it will be worth after they finish the highway and sewer system, the shipping center, and its granted subdivisions. Its rental value has to do with the price of corns or beans — its agricultural profitability.

When taxes are shifted to the value of land, those who are not using their land economically pay more. Those who are using their land economically pay less — that is unless you're a farmer near town with a high selling value based on the future and a low rental value based on the present.

This is why I urge a land rental value assessment. So we can encourage those land holders who have been given permission to build — and can do it profitably — to do it and create jobs and housing while encouraging farm land to be farmed rather than held for speculation or prematurely developed.

The only political entities in the word that I know of that are required to assess the rental value of land are the Ardens. Keep in mind that the Arden Assessors are only bound to assess the full rental value of Arden's land. Any leaseholder with the concurrence of two thirds of the Town Assembly and a majority of the residents can collect any amount of land rent they choose.

I don't say this minority report is perfect, but it is a sincere attempt to isolate the rental value of land in the marketplace—and it is a start.

What I'm proposing is that the Arden Board of Assessors lead the way in developing a rental value assessment, particularly in a residential community. It could be model for the whole Single Tax Movement — continually improving the method and formula and making it public.

Respectfully submitted,

Mike Curtis

**Discussion on Assessors Reports:** The Town Assembly Chairperson pointed out that if another assessment proposal is brought to September Town Meeting a vote will be taken to present both assessments on the annual mailed-out ballot. The vote to present both assessments on the ballot must pass by 2/3 majority at the September Town Meeting. Any resident can bring an alternate assessment to the September Town Meeting. A voice vote was taken to receive the reports.

The reports were accepted.



*Assessors 1*

**BOARD OF ASSESSORS  
VILLAGE OF ARDEN**

REPORT TO TOWN ASSEMBLY, JUNE 24, 1996  
FOR LAND RENT DUE MARCH 25, 1997

SECTION I

The Board of Assessors has the responsibility of fixing the rates to be used in determining "the full rental value" which each Arden leaseholder pays for the use of land under the terms of the lease. In filling that responsibility the board has used the method developed in 1980 and used thereafter by Boards of Assessors. This includes the use of a formula to set the "full rental value" of all of the lands of the Arden Trust, and the use of a set of rates to assign to each leasehold a share of the total.

In using this well-accepted method we are mindful that Henry George, father of the Single Tax movement, wrote:

The tax upon land values falls only upon those who receive from society a peculiar and valuable benefit and upon them in proportion to the benefit they receive.

We have tried, in fixing the various rates and location factors, to be conscious of the benefits being received (or in some cases injuries being suffered) by the leaseholders.

We also agree that land value is a creation of the community and that rents must be collected for the use of the community, and in sufficient quantity to satisfy the needs of the community. We note that a former trustee stated that one yard stick for determining rental values is our "community standard of living;" we believe that standard is set in the annual referendum on the village expenditures.

The full rental value has three elements:

1. The amount required to pay the county and school taxes levied on the Trust by outside taxing authorities.
2. The amount required to maintain the community standard of living as indicated by recent referenda.
3. The amount needed to maintain a prudent reserve to insure the community freedom in considering the next referendum on community expenditures.

### ***Assessors 2***

After determining the full rental value of all the lands of the Trust (which are limited to the leaseholds of Arden), the assessors turn to the relative values of individual leaseholds based upon size and other considerations. Those values are affected by the general location of the leasehold in Arden, by the size of the lot, by the uses permitted on the leasehold, and by certain specific location factors. We have set a General Location Rate, a Lot size Adjustment Rate, a Multiple Dwelling Rate, a Commercial Rate and a set of specific location factors.

In reviewing the "prudent reserve" in the formula, the Assessors decided to calculate it as a proportion of total expenditures as was done in recent years. For the current calculation the reserve was computed at one-third of the year's expenditures. Expressed in another way, one-third of expenditures provides enough to cover four months of average expenses for the twelve month fiscal year. To achieve the prudent reserve target set for year-end 1997/1998, two adjustments must be made in the prudent reserve calculation. The village of Arden now issues annually a three-year financial forecast. Based on this document, the forecast reserve for year-end 1996/1997 and the change in expenditures from fiscal 1996/1997 to 1997/1998 are included in the prudent reserve calculation. Using this method of calculation, we can expect to be at or near the prudent reserve amount set for year-end 1997/1998.

The Assessors determined that the full rental value of the lands of the Arden Trust is \$319,000 (see Section II below), which is approximately one percent lower than last year's value. That change was applied uniformly to the General Location Rate, the Multiple Dwelling Rate, and the Lot Size Adjustment Rate.

The General Location Rate, called Rate A, reflects a value all leaseholds share. This value is derived from being located in a fully developed village with an active community life and with many facilities and services available to all. These include paved roads, sanitary sewers, our greens and forests, public utilities, trash collection service and the Village Center.

The Multiple Dwelling Rate, called Rate B, reflects the added value of those leaseholds that have the privilege under zoning regulations or allowance by the trustees of establishing and maintaining more than one dwelling unit on the leasehold. In applying this rate, the definition of a dwelling unit is an independent living facility for one or more persons, containing permanent cooking facilities (not a hot plate) and other permanent facilities for living, sleeping, eating and sanitation. Existence of a kitchen is an

**Assessors 3**

essential ingredient of a dwelling unit.

The Lot Size Adjustment Rate, called Rate C, reflects the fact that large lots have less rental value per 1,000 square feet than smaller lots. This fact was derived from a 1971 study of lot values updated by a 1987 professional appraisal and a separate study of market values. This rate further reflects the fact that most Arden lots are restricted to being the site of a single dwelling. The portion of the lot that accommodates that dwelling is more valuable than any portion of the leasehold that exceeds the minimum area required for one dwelling.

The Commercial Rate, called the Rate D, reflects the added value of a leasehold permitted to accommodate commercial as opposed to residential use. This rate currently applies only to Lot #88.

The Specific Location Factors make adjustments to appropriate leasehold rental values in accordance with uniformly applicable rules.

**SECTION II**

The computation of full rental value of the Arden Trust lands for 1996-1997 is as follows:

1. A: The forecasted amount needed for the county tax	\$ 53,000	
B: The forecasted amount needed for the school tax	145,000	
C: The forecasted amount needed for administration of the Trust	24,000	
D: The forecasted amount needed for community standard of living	88,000	
TOTAL ITEM 1 - FORECASTED EXPENDITURES		\$ 310,000
2. The amount needed to achieve at 1997/1998 year-end a prudent reserve target of \$103,000 (1/3 of the Total of Item 1) calculated as follows:		
1997/1998 reserve target	\$103,000	
Less forecast reserve at 1996/1997 year-end	(102,000)	
Plus forecast change in expenditures (due to higher tax obligations and community standard of living)	8,000	
	\$ 9,000	
FULL RENTAL VALUE		\$ 319,000



**Assessors 4**

The 1997/1998 Fiscal Year Rental Rates  
(year beginning March 25, 1997)

General Location Rates

Rate A: \$127 per 1,000 square feet, applied to the first 6,500 square feet of each leasehold.

Rate B: 80% of Rate A. For each dwelling unit in addition to the first the leasehold is charged rent for 6,500 square feet at this rate, but is not charged for more than the actual area of the leasehold.

Rate C: 40% of Rate A. This rate is applied to that area of a leasehold in excess of the area charged the A and B rates.

Base Land Rent: The sum of the charges (in dollars) from applying the General Location Rates A, B, and C to the area of a leasehold.

Rate D: A surcharge of 75% of the Base Land Rent for the leasehold with no deduction for frontage on Marsh Road.

Specific Location Rates (or Factors)

- |  |       |
|--|-------|
| 1. Leaseholds adjacent to Arden or Sherwood Forests:                           | + 10% |
| 2. Leaseholds fronting on Arden or Sherwood Forest by being across the street: | + 5%  |
| 3. Leaseholds adjacent to or fronting on a communal green:                     | + 5%  |
| 4. Leaseholds adjacent to Harvey Road and/or Marsh Road:                       | - 5%  |

Notes

1. The specific location factor charges (in dollars) to be added to or subtracted from the sum of the Base Land Rent are obtained by multiplying the Base Land Rent for the leasehold by the appropriate specific location factors as given above.
2. A corrected forest or greens factor charge for a leasehold which has only a part of one side adjacent to or fronting on a forest or green shall be defined by multiplying the basic factor charge by the ratio of the actual fronting or adjacent footage to the total footage of that side of the leasehold.

*Assessors 5*

## Rent Collection

The Trustees are requested to collect, by using the prescribed rates, the following approximate amounts:

From the general location rates:	\$ 300,500
From the specific location rates:	8,500
<hr/>	
Total Land Rent	\$ 309,000
Revenue from fines and other sources:	10,000
<hr/>	
TOTAL RENTAL VALUE	\$ 319,000

Sample rent calculations are appended to this report.

The method for determining full rental value and the rental rates presented in this report were approved by a majority of Assessors voting as follows:

For:	Dahl, Falco, Hamburger, Renzetti, Shaw
Against:	Curtis
Abstain:	Varley

A complete report of the minority Assessors is appended to this report. It proposes an alternative approach to determining full rental value summarized as follows:

Since no one rents land without also renting a house on it from year to year in Arden, there's no obvious rental market in residential land. However, Arden has a measurable market in rental housing. By subtracting the rental value of a house and other improvements from what is paid for the improvements and the land, the rental value of Arden's leaseholds can be determined.

## Assessors 6

SAMPLES OF BASE RENTALS

<u>Lot Size (sq. ft.)</u>	
10,000	\$ 1,003.30
10,890 (1/4 acre)	1,048.51
20,000	1,511.30
30,000	2,019.30
40,000	2,527.30
43,500 ( 1 acre )	2,705.10

EXAMPLES OF RENT CALCULATION

- A 20,000 sq. ft. lot containing one dwelling unit, fronting on Village Green, adjacent to Arden Forest:

6,500 sq. ft. X \$127/M sq. ft.	\$ 825.50
13,500 sq. ft. X \$127/M sq. ft. X 40%	<u>685.80</u>
Base Land Rent	\$1,511.30
Forest Factor -	
\$1,511.30 X 10%	151.13
Greens Factor -	
\$1,511.30 X 5%	<u>75.56</u>
Total Land Rent	\$1,737.99
- A 30,000 sq. ft. lot containing three dwelling unit and adjacent to Arden Forest:

6,500 sq. ft. X \$127/M sq. ft.	\$ 825.50
6,500 sq. ft. X 2 X \$127/M sq. ft. X 80%	1,320.80
10,500 sq. ft. X \$127/M sq. ft. X 40%	<u>533.40</u>
Base Land Rent	\$2,679.70
Forest Factor -	
\$2,679.70 X 10%	<u>267.97</u>
Total Land Rent	\$2,947.67
- A 30,000 sq. ft. lot containing one dwelling unit with 75 feet of a 100 foot side fronting on Village Green:

6,500 sq. ft. X \$127/M sq. ft.	\$ 825.50
23,500 sq. ft. X \$127/M sq. ft. X 40%	<u>1,193.80</u>
Base Land Rent	\$2,019.30
Green Factor -	
\$2,019.30 X 75/100 X 5%	<u>75.72</u>
Total Land Rent	\$2,095.02



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THE 1996 BOARD OF ASSESSORS

Approved Majority Report

  
Michael Curtis


NO

  
Alton Dahl

YES

  
Carl Falco, Secretary


YES

  
Aaron S. Hamburger, Chair

YES

  
Peter Renzetti

YES

  
Eugene S. Shaw

YES

  
Elizabeth Varley

ABSTAIN

**Assessors 8****MINORITY REPORT OF THE BOARD OF ASSESSORS  
TO THE TOWN ASSEMBLY, JUNE 24, 1996**

Since no one rents land without also renting a house on it from year to year in Arden, there's no obvious rental market in residential land. However, Arden has a measurable market in rental housing. By subtracting the rental value of a house and other improvements from what is paid for the improvements and the land, the rental value of Arden's leaseholds can be determined.

After choosing the most economical ratios of land to buildings, a \$70, 000 house and a 10, 000 SQ. FT. lot, together, rent for about \$800 per month, or \$9,600 per year. Based on the current rate of interest, the cost of maintenance, management, depreciation and risk, a \$70,000 house could reasonably be rented for \$6,300 per year. The difference between that and the \$9600 paid for both, is the full rental value of the land: \$3,300.

The full rental value of Arden land this year for lots of 10,000 SQ. FT., is \$.33 per SQ.FT. or \$3,300.

For lots smaller than 10,000 SQ.FT. the rental value is \$3,300 minus \$.09 per SQ.FT. for every SQ.FT. less than 10,000. ~ A 6,500 SQ.FT. lot has a rental value of \$2,985

For that portion of any lot which is between 10,000 SQ.FT. and 15,000 SQ. FT. the rental value is \$.09 per SQ.FT. ~ A 15,000 SQ.FT. lot has a rental value of \$3,750

For that portion of any lot which is between 15,000 SQ.FT. and 20,000 SQ.FT. the rental value is \$.06 per SQ.FT. ~ A 20,000 SQ.FT. lot has a rental value of \$4,050

For that portion of any lot which is between 20,000 SQ.FT. and 25,000 SQ.FT. the rental value is \$.04 per SQ.FT. ~ A 25,000 SQ.FT. lot has a rental value of \$4,250

For that portion of any lot which is between 25,000 SQ.FT. and 30,000 SQ.FT. the rental value is \$.025 per SQ.FT. ~ A 30,000 SQ.FT. lot has a rental value of \$4,375

For that portion of any lot which is above 30,000 SQ.FT. the rental value is \$.02 per SQ.FT. A 35,000 SQ.FT. lot has a rental value of \$4,480

For those lots adjacent to the Arden or Sherwood forests there is an additional rental value of \$6 a linear ft. for that side of a

*Assessors 9*

leasehold that abuts the forest, up to the first 100 FT., and \$3 per FT. for all additional feet.

For those lots adjacent to on a forest, even though a road may pass between, there is an additional rental value of \$3 per linear ft. for that side of a leasehold which faces the forest, up to the first 100 FT., and \$1.50 per FT. for all additional feet. For those lots adjacent to or fronting on a communal green, there is an additional rental value of \$3 a linear ft. for that side of a leasehold that faces the green, even though a road may pass between, up to the first 100 FT., and \$1.50 per FT. for all additional feet.

For those lots adjacent to Harvey or Marsh Roads, with the exception of those which are permitted by the county to maintain a commercial establishment, there is a discount of the rental value equal to \$3 a linear ft. for that side of a leasehold which is adjacent to Harvey or Marsh Roads, up to the first 100 FT., and \$1.50 per FT. for all additional feet. On lots which have access to an Arden road, the discount is \$1.50 per FT. for all feet adjacent to Harvey or Marsh Roads.

For lots which the county has given the privilege of maintaining multiple dwelling units, those which are 15,000 SQ.FT. and permitted to have one additional dwelling unit are valued at \$4,950

For lots smaller than 15,000 SQ.FT. which are permitted one extra unit, the rental value is \$4,950 minus \$.09 per SQ.FT. for every SQ.FT. less than 15,000. ~ A 10,000 SQ.FT. lot which is permitted one extra unit, has a rental value of \$4,500

For lots which are permitted one extra unit, that portion of the lot which is between 15,000 SQ.FT. and 20,000 SQ.FT. has a rental value of \$.09 per SQ.FT. ~ A 20,000 SQ.FT. lot which is permitted one extra unit has a rental value of \$5,400

For lots which are permitted one extra unit, that portion of the lot which is between 20,000 SQ.FT. and 25,000 SQ.FT. has a rental value of \$.06 per SQ.FT. ~ A 25,000 SQ.FT. lot, which is permitted one extra, unit has a rental value of \$5,700

For lots which are permitted one extra unit, that portion of the lot which is between 25,000 SQ.FT. and 30,000 SQ.FT. has a rental value of \$.04 per SQ.FT. ~ A 30,000 SQ.FT. lot, which is permitted one extra, unit has a rental value of \$5,900

For lots which are permitted one extra unit, that portion of the



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lot which is between 30,000 SQ.FT. and 35,000 SQ.FT. has a rental value of \$.025 per SQ.FT. ~ A 35,000 SQ.FT. lot, which is permitted one extra, unit has a rental value of \$6,025

For lots which are permitted one extra unit, that portion of the lot which is in excess of 35,000 SQ.FT. has a rental value of \$.02 per SQ.FT. ~ A 40,000 SQ.FT. lot, which is permitted one extra, unit has a rental value of \$6,125

For lot #88 which the county has given the privilege of maintaining a non-conforming with a commercial use at the corner of Marsh and Harvey Roads, presently used for a sub shop and barber shop, that portion of the lot which is permitted to conduct commercial business has a rental value of \$2.25 per SQ. FT. That portion of the lot which is not permitted commercial use, has a value equal to other residential lots equally situated.

Respectfully Submitted,

*Michael K. Curtis*  
Michael K. Curtis,  
*Elizabeth Varley*  
Elizabeth Varley

Assessors

10. **Auditing:** We, the Audit Committee did find that the present Financial Statements of the Village of Arden, audited by Corcoran and Company, were conducted in accordance with generally accepted auditing standards.

As we found last year, however, some problems with the depth of information may affect the town's accountability. In order to do a proper accounting, income and expenses should be fully accessible, should be on the same page for ease of auditing, and should be fairly easy to understand by those uninitiated in these accounting principles. All incomes and

expenses should be in our official records to leave a trail for concise accountability. For example, a full accounting of the Buzz Ware Village Center's net income, and well as all other committee's incomes and expenses, should be available to the Trustees, and therefore become a matter of public record.

As chairman of the Audit Committee, I would like to volunteer my services to help format a more concise, easier to read Financial Statement for the Village of Arden. I invite any additional input to help clarify the Financial Statement and will update the town on my progress at the next Town Meeting. Upon completion I will forward a draft of the new format to Corcoran and Company.

Signed Ken Lipstein, Allan Kleban, Marianne Van Neerden

**Discussion:** The chairman, Ken Lipstein, commented that "contingencies fund" is used when a committee overspends, but the accounting does not show the expenditure there. Resident mentioned that the issue had been discussed before and a determination was made to do it as it is now.

Submitted by,

Ken Lipstein, chairperson

Report approved.

11. **Budget:** The Budget Committee met and organized itself. Larry Walker was elected as chairman.

All committees are requested to provide budget requests for the next fiscal year, and these should be given to the Budget Committee by July 31, 1996. If there will be a significant change from the amount requested for this year, we would request that a written explanation accompany your budget request. This will allow our committee to assemble all of the requests, review all information, and have sufficient time to prepare the Budget for presentation to the September Town Meeting. The budgets will be for the Fiscal Year starting March 25, 1997 and ending March 24, 1998.

Submitted by Larry Walker, chairperson

Report approved.

12. **Civic Committee:** In our last meeting, we had a request to look into burying overhead utility wires in connection with the rebuilding of Little Lane. Through the efforts of Tom Wheeler who lives on Little Lane, we have some good numbers to work with. The DP&L portion of this cost would be \$14,600 and moving the telephone lines would be \$5,100. We don't yet have the figures for burying the cable TV lines. This cost is much greater than we had planned to spend on the road repair and is in addition to it. By juggling things, we could perhaps manage this project, but there is no chance that we could do the rest of Arden. There are more important things to do with our resources.

On the table along with the other handouts are proposed policies and fees for use of the Field Theater. The Civic Committee very much needs these rules to guide them in giving or denying permission. I would like to read these guidelines and then request that a motion be made that this meeting approve of them.

Bev Barnett and Community Planning Committee applied for assistance from the AmeriCorps National Community Corps in removing some of the plant invaders from our woods — in this case, mainly English Ivy. A regional headquarters is located at Perryville, Maryland. There was no way they could turn down the application prepared by Bev Barnett. Not only have they approved two weeks of work by about ten people, but, after a visit to Arden by officials, they have suggested they need to come again in October to make sure is it properly finished. While this has been going on, we have been getting ready. Several

patches of ivy have been removed by volunteers just to see how it works. It's easier to do than you might think. Ivy is tough and pulls up rather than breaks. One can harvest a lot of it in a short time. We have also run a test with a shredder. It shredded almost to a powder. This will be our method of disposal. We will shred and compost it. Here is how we look organizationally. Ann Barnett-Dahl is project coordinator-liason with AmeriCorps. Aaron Hamburger is project site supervisor. Rod Jester and Lynne Svenning are the other key people from the Civic Committee. They will concern themselves with all of the other details. These include finding volunteers to work with the visitors, lodging, meals, hospitality and bringing the vines to the water tower area for shredding. Everything begins early on Monday, July 8. At 8:00 a.m. in the lower Gild Hall, they will receive training by county extension agents on recognition of the plants to be weeded and recognition of the hazards, such as ticks and poison ivy. You all are invited to join in to meet the visitors and learn something useful. For those who can't make it at that time, there will be a social get-together to welcome them to Arden the same day at 7:00 p.m. in the BWVC.

I must say, having tried it, that the ivy removal is not difficult and quite satisfying. You can accumulate a large pile and clear a good-sized area in a short time. For those of you who can, we need volunteers to work with the visitors. For those of you who can't, there are other ways you can help. Call Rod Jester or Lynne Svenning.

We will shortly start this season's program of road repair. There is lots of it.

We have had to take down more mature trees than we feel comfortable about. In addition, a number of very large and mature trees have fallen in our Sherwood Forest. We are told this is normal with a mature forest, but it is still disturbing.

Among the handout you will see Civic Committee's projected budget for three years and its actual spending for one year. For the years 1995-1996, 1996-1997, and 1997-1998, there is no change in the budget projected. Actual spending in 1995-1996 was \$9500 under budget.

Submitted by,  
S.L. Bean

**Motion:** That the following policies be approved:

**VILLAGE OF ARDEN—CIVIC COMMITTEE  
POLICIES ON THE  
USE OF THE FIELD THEATER**

- Use of the Field Theater is scheduled through the town secretary, Village of Arden, and must be approved by the Civic Committee. A permit will be issued covering each specific use of the Field Theater.
- Priority in scheduling will be given to events of general interest to the Arden Community (Arden, Ardentown and Ardencroft) or which have a potential appeal to a particular segment of the community.
- The event should be open to the general public although an admission fee may be charged (e.g. tickets for a theatrical presentation).
- The event should be publicized in the community (via either the Arden Page, Arden Club Calendar, fliers, poster and/or telephone calls).
- Private events, not open to the public (with or without a connection to the Ardens), will be permitted but a fee will be charged for the use of the facility.



*Civic Committee continued***FEES**

- The full cost of supplying electricity (if required by the user) will be paid by the user.
- Cultural events open to the public and for profit (e.g. performances) will be charged a user fee of \$50 per performance.
- Private events not open to the public (e.g. weddings) will be charged a user fee of \$100 per day.
- Fees are subject to periodic review and adjustment by the Civic Committee

**Discussion on motion:** How does a cultural event differ from a wedding? Weddings are public events as well. Shouldn't Arden residents be given a 10% discount? Revisions were suggested and the policies principles were approved.

Motion approved: 19 ayes, 5 nays.

**Discussion:** Has the committee cleaned paths? Lovers to Orleans could use work. Report approved.

**3. Community Planning Committee:****1. LONG RANGE PLAN FOR PHYSICAL FUTURE OF THE VILLAGE**

A. At the end of this report, we will put forward a motion to approve a goals and objectives statement as part of the long range plan for the physical future of the Village.

**B. Forests**

1. **AmeriCorps Project:** This Committee, with the Civic Committee, wrote a project proposal which will bring the resources of the environmental section of AmeriCorps to work in our forests. The primary objective is removal of aggressive exotic plants from the woodlands.

2. **Natural Area designation:** The Governor's Council on Natural Areas designated Sherwood Forest as a Natural Area in May 1996.

3. **Perkins Run 'blue lined':** On April 25, 1996 the U.S. Geological Survey designated the stream in Sherwood Forest as a perennial stream. The stream will be shown as a solid blue line with no name beginning near the intersection of Marsh Road and Old Orchard Road and ending at its confluence with the Delaware River.

4. **Conservation Easement:** On June 10, 31 residents, neighbors, and Tim Kaden from DNREC met to discuss a conservation easement as a way to further protect our woodlands. The outcome of the discussion was to draw up our own conservation easement without any partner, and to try to hold ourselves to the standard we set for conservation and protection. Rodney Jester will convene a meeting of those interested in drawing up the document, and a draft will be available in mid-August.

5. **Forest Inventory:** A Civic Committee Task Force headed by Alton Dahl will attempt to conduct an inventory of plants in our forests. If the task proves to be too great for volunteers, we have provided the Civic Committee with the name of a professional forester and his fee. We hope to use the information to assess the health of the forest.

6. **Fire Hazard Assessment:** On May 21, 1996, with the help of Beverly Barnett and A. Barnes King from Safety Committee, Timothy Kaden, DNREC Land Preservation Specialist conducted a Forest Fire Hazard Assessment of the Sherwood Forest and Arden Woods. The risk of fire is low. Specific recommendations for preventive action have been forwarded to Civic Committee and Safety Committee for implementation.

C. Greens, Memorial Garden, Streets

1. **Urban Forestry 'Eco-system Based Management Plan':** We plan to apply for this \$5000 grant in September, and use the money to focus on the public open spaces and gardens of the village. We are seeking expert advice from landscape architecture consultants prior to writing the proposal.

2. **The outcome of the Memorial Garden Creek Bacteriological Testing** is that we do have some fecal material. The source can be human or animal. The water quality is too poor for drinking or swimming; in general, no one drinks the water or swims in it. The recommendation of the state stream watch coordinator, who did the testing, is that children playing downstream should wash carefully with soap after exposure.

D. Impact from outside Arden

1. **Five acres adjoining Sherwood Forest:** see report from Lynda Kolski [Avery Task Force Report]

2. **Naaman's Creek restoration;** Councilman Richard Cecil believes that, as we requested, \$6000 for a 10-year restoration project in the Ardentown and Hanby Woods section of the sewer project has been included in next year's county budget.

3. **Harvey Road:** On June 10, 1996 Wayne Smith convened a meeting with DelDOT planners and a representative from each of the three Ardens. We brought to their attention our concern about the discrepancy between the WILMAPCO designation of Harvey Road as a two-lane country road and the DelDOT designation a state-maintained urban arterial, or collection roadway like Rte. 7 or 40. We are continuing to make clear our concern.

Also on the agenda were pedestrian crossings. When the paving takes place, six crosswalks will be painted. We said that paint is an inadequate marker, and requested additional surface reflectors now. We requested that the crosswalks be a changed texture and color from the road surface.

4. **Open Space Coalition:** Having reviewed the materials presented by the Trustees at Advisory Committee, we move that Arden join the Open Space Coalition. The goal is to support the Governor's proposal that \$31M from the 21st Century fund be dedicated in fiscal year 1997 as follows:

\$14M state open space program as described in land protection act.

\$14M for purchase of agricultural development rights program.

\$ 3M for state parks endowment fund.

By joining, we will receive a newsletter keeping us posted on the program.

## II. LONG RANGE PLAN FOR CULTURAL FUTURE OF THE VILLAGE

NCC long range plan—Mary Marconi is reviewing the New Castle County long range plan for its impact on Arden.

Submitted by,

Beverly Barnett, co-chair



**Motion:**

1. We move that Arden join the Open Space Coalition.
2. We move that this assembly approve the common lands goals and objectives statement of the long range plan for the physical future of the Village.

The Arden Community Planning Committee respectfully submits the following policy or mission statement and goals for the common lands.

**MISSION STATEMENT**

To protect, for generations yet to come

**Goal I: The Natural Resources**

**The woodlands of the village:** To encourage diversity of native plant species and wildlife for a healthier environment, to improve the health of our streams and creeks, to protect our buffer zones.

**The public open spaces and gardens:** To enhance the recreational uses of our communal lands, to make inviting through care and planting that favor nature's creatures and residents' desired uses, and which is low in maintenance.

**The town's passageways (streets, streetsides and paths):** To utilize design commensurate with residents' needs, safety, aesthetics and ecology, to apply ecological storm water management.

**Goal II (draft form at present): The Cultural Heritage**

**The townspeople:** to secure an environment which provides a cultural haven in harmony with nature.

**Discussion on motion:** 380 organizations are part of coalition. No cost and nominal contribution through the Delaware Nature Society. No obligations if we join, our name will go on list.

Motions approved.

**Avery Task Force Report**

The Avery Task Force has been actively meeting since its inception following the March town meeting. Members appointed by Bill Press are Lynda Kolski, Tom Wheeler, Ken Lipstein, Lew Aumack, Aaron Hamburger, Jannie Stearns, and Shaul Gladstone.

Our initial objectives were to determine what the current development status of the property is, if it could be developed, and if so, what is a fair market value for it. The property was initially subdivided into an 18-home development. During a field meeting in April 1986 with the owner and site management engineers, three homes were disallowed, making it a 15-home development. We believe that in order to comply with 1992 storm water management rules, most likely four more homes will be disallowed, bringing it down to a 11-home development.

Originally there was some question as to whether the property could be developed. Although it is wet, it is not considered wetlands. And, the fact that Perkins Run goes up the middle of the property and branches off, will not deter development. Current plans call for Perkins Run to be diverted into a drainage pipe, and although aesthetically and environmentally we believe that would be a bad idea, it can be done. When the state declared Sherwood Forest a natural area, it intended to include the Avery property in that designation. While this is nice, it does nothing to deter devel-



*Community Planning Committee continued*

opment. So, overall there is no major obstacle to prevent its development that we are aware of.

During initial conversations with the owner, she indicated the property had been on the market for \$630,000. Based on an average lot price for undeveloped land in this part of northern New Castle County of approximately \$50,000, and assuming 11 or 12 lots are allowed, her price is not too unreasonable.

We have also done a fair amount of research into available sources of funding. In addition to a 50/50 matching grant from the state, we have developed a list of more than 20 foundations and trusts whose giving criteria dovetails nicely with our desire to acquire the Avery property and maintain it as natural woodlands.

Currently our plans for the summer are to continue talking with the owner and confirm her willingness to sell and her selling price. With that information we will evaluate the town's ability to acquire the property and whether or not we feel it would be worthwhile to pursue further. Despite summer vacation, busy work schedules and other distractions, we hope to have a proposal to present to the town soon.

Respectfully submitted,

Lynda Kolski, Chairman, Avery Task Force

- 14. Legislative Reference Committee:** As of last week we received the names of the final committee chairs and copies of the two bills amending the charter. This information will be added, as well as any action of tonight's meeting that is appropriate for the handbook. This is the last call for additions or changes.

Bids for the reproduction of the handbook were received and the binders are not at the printer waiting final copy. We have a listing of current households and after printing our committee will arrange for delivery to every household.

Submitted by,

Hugh Robert, chairman

Report approved.

- 15. Playground Committee:** The committee met on the third Sat. of April, May and June.

The playground equipment and grounds were inspected at these meetings.

The following actions were taken to correct deficiencies.

1. To increase the shock absorbing factor in the equipment "fall area," twelve cubic yards of hardwood mulch was added to both the Arden Green and the Sherwood Green playgrounds.

2. Cracks in the back of the half-swing on the upper Arden Green area were getting worse so it was replaced with a new state-of-the-art along with a new Teflon-coated chain.

3. Also six of our oldest swing hangers have been replaced with new-style double clevis hangers (they replace the "s" hooks using a second bolt and spacers). Since the fourth swing was completely overhauled last year all four swings on the upper Green are in mint condition.

The committee is working to keep all equipment in safe and good condition.

For the committee, submitted by,

Richard Bloom, chairperson

**Motion:** Election of new member with resignation of Beth Stevenson. Nominee is current alternate Evelyn Knotts.

Motion passed.

Report approved.

16. **Registration Committee:** There are 401 registered voters as of June 24, 1996. The committee held an organization meeting prior to the Advisory Committee meeting June 3 and Elizabeth Varley was elected chairperson. Allen Kleban has resigned from the committee. The first alternate was Carol Page who is unable to serve at this time. The second alternate is Larry Strange, who has served on the committee for the past four years and is willing to serve again.

The dates for the fall referenda have been set. The ballots for the budget referendum and election of Assessors will be mailed on October 3, and the election, or count of the ballots, will be at 7:30 p.m., Tuesday, October 29 at the BWVC, room 4. Ballots are accepted up to the time the counting process actually begins.

Respectfully submitted,

Elizabeth Varley, chairperson

**Motion:** I move that Larry Strange be confirmed as the 5th member of the 1996-97 registration committee to serve a two-year term ending March, 1998.

Motion passed.

Report approved.

17. **Safety Committee:** We have contacted the State Police and requested a visit from a police representative to examine sites for speed traps. There have been many requests from residents to examine this and also concerns about where speed traps would be located. When a location has been selected, it will be published in the Arden Page. However, the times and dates will not. Remember, the best speed enforcement is for those of us that use the road obey the 25 mph limit.

Please remove any growth obstructing safety signs around your property. If residents do not, the committee will do so.

Submitted by, Tim Colgan, chairperson

Report approved.

18. **Welcome Hither:** We have to date received a total of 124 requests for information packets. As of this evening, a total of 123 have been delightfully delivered. As usual, we ask that you contact the Town Secretary with information of new residents so the proper townspeople also receive the information.

A few months ago, a request was made for "Welcome Hither" packets be given to several speakers. My reaction to this request was simply that our perimeter was for our newest residents only and that the Arden Book is available from Ruth Bean at a purchase price which could come from the appropriate committee's budget or from the Archives Committee which has offered to sell the books as a means of defraying the print price and that it was not fair of me to judge or be the deciding factor as to who this treasure was to be given and that there is private information included in this packet that a non-resident may not have an interest—and, in some ways, should not leave the town.

Respectfully submitted,

Jan Stearns, chairperson

Report approved.

19. **New Business:** Ruth Panella read the following letter regarding the Woods Haven Kruse property calling for a protected one half mile wooded stream corridor:

June 15, 1996

Eastern Ridge Association

To: Mrs. Ruth Panella

Re: The Woods Haven property on Darley Road in Claymont,

the preservation of wooded stream corridor, Naamens[sic] Creek-south branch

Dear Mrs. Panella,

Please support the effort to preserve the state-owned Woods Haven property on Darley Rd. in Claymont. Its preservation would ensure the protection and restoration of nearly a 1/2 mile of critical wooded stream corridor of the south branch of Naamens Creek. Please contact Gov. Carper's office and the members of the Joint Bond Bill Committee. The month of June is when the funding for its preservation is being decided upon, so please voice your opinion as soon as possible. Thank you.

Sincerely,

Greg Fennick, Claymont

**Motion:** Town Secretary write a letter of support of the campaign.

Motion approved.

Marianne Cinaglia informed us of the trustees interest in having DNREC designating Naamans Creek as a watershed. The request may not be granted. The benefit of the designation is that we would probably see less water running in Naamans Creek at one time. We may also have to address the footbridge over the creek.

**Motion:** For the trustees to write a letter to ask DNREC to start a study and consider the possibility that Naamans Creek be a "designated watershed area."

Motion approved.

20. **Good and Welfare:** Henry George instructor, Rodney Jester, informed us of a discussion on Saturday about the Full Rental Value at the Gild Hall. All are welcome.

Meeting adjourned.

Next town meeting: **Monday, September 23 at 7:30 p.m at the Gild Hall.**

Respectfully submitted,

*Connee Wright McKinney*  
Connee Wright McKinney  
Secretary, Village of Arden



Village of Arden  
2300 Cherry Lane  
Arden, DE 19810-4002

Dated material enclosed

- Notice of Town Meeting
- Minutes from preceding Town Meeting

ALL ARE WELCOME